

135.0

0002

0003.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
920,400 / 920,400  
920,400 / 920,400  
920,400 / 920,400

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		MORTON RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	MC AULIFFE PAUL	
Owner 2:	ZWIRBLE SUSAN	
Owner 3:		
Street 1:	10 MORTON RD	
Street 2:		

Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry
Postal:	02476	Type:

PREVIOUS OWNER		
Owner 1:	HARRELL RICHARD W -	
Owner 2:	-	
Street 1:	10 MORTON RD	
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry
Postal:	02476	

NARRATIVE DESCRIPTION		
This parcel contains .21 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Wood Shingle Exterior and 2001 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.		

OTHER ASSESSMENTS		
Code	Descrip/No	Amount
		Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D		Topo	1	Level			
s		Street					
t		Gas:					

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9154	Sq. Ft.	Site			0	80.	0.76	9									555,699						555,700	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	9154.000	364,700		555,700	920,400	
Total Card	0.210	364,700		555,700	920,400	Entered Lot Size
Total Parcel	0.210	364,700		555,700	920,400	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	460.02	/Parcel: 460.02	Land Unit Type:

User Acct	86891
GIS Ref	
GIS Ref	
Insp Date	
07/26/16	



## USER DEFINED

Prior Id # 1:	86891
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	10:49:56
LAST REV	
Date	Time
01/15/20	14:47:35
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	364,700	0	9,154.	555,700	920,400		Year end	12/23/2021
2021	101	FV	353,100	0	9,154.	555,700	908,800		Year End Roll	12/10/2020
2020	101	FV	353,100	0	9,154.	555,700	908,800		Year End Roll	12/18/2019
2019	101	FV	282,900	0	9,154.	521,000	803,900		Year End Roll	1/3/2019
2018	101	FV	282,900	0	9,154.	430,700	713,600		Year End Roll	12/20/2017
2017	101	FV	282,900	0	9,154.	395,900	678,800		Year End Roll	1/3/2017
2016	101	FV	282,900	0	9,154.	361,200	644,100		Year End	1/4/2016
2015	101	FV	266,700	0	9,154.	354,300	621,000		Year End Roll	12/11/2014

SALES INFORMATION			TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
HARRELL RICHARD	73405-144	1	10/4/2019		955,000	No	No	
FARRIS DAVID D,	58725-462		3/21/2012		615,000	No	No	
FARRIS DAVID D	52101-396		1/20/2009	Family	67,018	No	No	
HOMER STEPHEN W	24142-424		1/7/1994		205,000	No	No	Y

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment												Date	Result	By	Name
11/3/2015	1703	Dormers	79,366																	1/15/2020	SQ Returned	JO	Jenny O
11/26/2013	1734	Redo Kit	59,334	O																7/26/2016	Meas/Inspect	DGM	D Mann
6/7/2011	553	Manual	3,000					NEW STEPS												7/26/2016	Permit Visit	DGM	D Mann

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type:	5 - Cape			Full Bath:	2	Rating:	Good	OF=BMT SINK.									
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:											
(Liv) Units:	1	Total: 1			3/4 Bath:		Rating:										
Foundation:	1 - Concrete			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:		Rating:											
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:											
Sec Wall:				OthrFix:	1	Rating:	Average										
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good										
Color:	GREEN			A Kits:		Rating:											
View / Desir:				Fpl:	2	Rating:	Average										
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:											
Grade:	C+ - Average (+)			<b>CONDOS INFORMATION</b>													
Year Blt:	1948	Eff Yr Blt:			Location:												
Alt LUC:				Total Units:													
Jurisdct:	G12	Fact: .			Floor:												
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18. %		No Unit	RMS	BRS	FL						
Prim Int Wal	6 - Average			Functional:		%		1	7	4	M						
Sec Int Wall:				Economic:		%											
Partition:	T - Typical			Special:		%											
Prim Floors:	3 - Hardwood			Override:		%											
Sec Floors:				Total:	18.6 %												
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>									
Subfloor:				Basic \$ / SQ:	110.00			Rate	Parcel ID	Typ	Date	Sale Price					
Bsmnt Gar:				Size Adj.:	1.26475406												
Electric:	3 - Typical			Const Adj.:	0.99989998												
Insulation:	2 - Typical			Adj \$ / SQ:	139.109												
Int vs Ext:	S			Other Features:	103702												
Heat Fuel:	1 - Oil			Grade Factor:	1.10												
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000												
# Heat Sys:	1				NBHD Mod:												
% Heated:	100				LUC Factor:	1.00											
Solar HW:	NO				Adj Total:	448041											
% Com Wal				Depreciation:	83336												
				Depreciated Total:	364706												
<b>MOBILE HOME</b>				Make:				Serial #:				Year:	Color:				
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 135.0-0002-0003.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: Total Special Features: Total: Total:																	



